



# Manhattan Community Board 9

## Housing Land Use and Zoning Committee Meeting

Tuesday, March 13th

6:30 P.M.

**Location: Broadway Housing Communities, 583 Riverside Drive, 7<sup>th</sup> fl. (Art Gallery)**

### Committee Members:

April Tyler, Co-Chair(present) Signe Mortensen, Co-Chair (present)

Annette Robinson(present), Walter South(present), Barry Weinberg(present), Ilana Mercado(present)

**CB9 members:** Arnold Boatner (present)

**Public Members:** Olga Salcedo(present), Anita Cheng (absent)

### Community Members:

Cynthia Delarosa

Adele Herrera

Mark Irgang

Orli Irgang

Vaughn Jackson

Liz Waytkus

Sylvia Tyler

Ellen Handy

Venice Beckford

Karen Ward-Gamble

Christopher Therkorn

Yuen Chin

Ronnie Shumake

Carrie Abraham

## AGENDA

**I. Call to Order – 6:42p (Ilana, Arnold)**

**II. Adopt Agenda - yes (Ilana, Walter)**

**III. Adopt Minutes – minutes not available**

### **IV. Introductions/Presentations/Announcements**

#### **a) Argis Community**

- 730 St Nicholas – landmarked – to become a health care clinic for opiate and addiction rehab; Hours – 6:30a-5pm
- No longer having residential floors above; will now be admin space or additional clinic space. No one will be living upstairs
- Adding wheelchair access and fire escape (does this require an amended application and require CB9 support again?)
- Concerns were brought up about loitering; Charles Rangel example; a saturation of rehab facilities in the area.
  - Argis will continue to work with community to ensure secure control and be good neighbors
- Will there be Youth Services?
  - They do presentations in schools

#### **b) PS90**

- Chris Therkorn presented letter of support and situation at his building in PS90
- They are in litigation with L&M regarding faulty construction
- Though we sympathize we can't write resolution on this specific issue as it is not in our board. We can however write a letter against these sorts of tactics.
- Chris wants awareness and help from press. To date the big press see it as too small.

- Ilana extended invitation to join forces with her building to build support. We encouraged them to build support with other buildings in similar situation and we will support as possible.

**c) 125th/Broadway Development**

- building from Broadway down to C-town on 125th; business leases are expiring in 2 years – they will offer new leases to existing businesses, but no promises.
- Asking for R9A zoning – inclusionary affordable housing, looking at 16 floors, were thinking rentals but would consider co-ops.
- have already spoken with Barb from 125th BID; she supports because they support small business; could be an example of how new development and small business can work
- Arnold B suggested they build a new subway station to go ADA complicate and give more access to shopping and visitors.
- Ilana- suggested affordable art space and housing
- April- recommended a visioning meeting with community including Grant Houses

**V. Old Business**

**a) NYCHA Update – first forum is March 28th! Maintenance/Repairs**

- Scheduled flyer days for March 17th and March 21st.

**b) WHDC Affordable Housing Committee Update**

- Looking for partners to funnel \$ for affordable housing
- Areas in need of funding; 1) TPT shareholder purchase price loans (already started with 644 Riverside); 2) HDFC – 8 buildings in danger of foreclosure – use \$ to help bring buildings back to co-ops; 3) Buildings in TPT with debt from developer; 4) Claw back rent stabilized apartments – legal services

**c) HDFC Update**

- Multiple versions of RA have been presented to HPD, they listened but no commitments
- **HDFC proposals – all continue to qualify for tax exemption**
  - Buildings in good health – no RA
  - Buildings that need/ask for help – RA light, checklist for compliance
  - Building in danger – RA light, submit documents & reduction in taxes
  - Buildings in peril – manager, resale restrictions until out of issue over years – deeper reduction in taxes
- April 26th – TPT & HDFC City Council Hearing

**d) Bro/Sis**

- Concerns about the loss of a structurally sound historical building being demolished; R6A zoning is problematic
- Barry & Ilana will draft a letter to Bro-Sis & elected that explain concerns raised

**e) Wilson Major Morris**

- Have requested a resolution – holding over for more information

**f) Hamilton Theater Update**

- Submitted a grant request to Living Neighborhoods for support of community input process.

**VI. Action Items**

**a) Letter of Support PS90**

**b) Letter of Opposition BHSS**

**VII. New Business**

**a) none**

**VIII. Adjourn – 9:33p**

**Next Meeting: Tuesday, April 10th 2018 6:30pm – 583 Riverside Dr- 7<sup>th</sup> Floor**